

Sidney, Nebraska, February 25, 2014 A Fair  
Housing City

A meeting of the Mayor & Council of the City of Sidney, Nebraska, was convened in open & public session at 7:15 P.M. on February 25, 2014 in the Council Room. Present were: Mayor Gaston & Council Members: Gallaway & Gay. Absent: Nienhueser and Arterburn. Others present: City Manager Person & City Clerk Anthony. Notice of the meeting was given in advance thereof by publication in *The Sidney Sun Telegraph*, the designated method for giving notice. Advance notice of the meeting was also given to the members of the City Council. Availability of the agenda was communicated in the advance notice and in the notice to the City Council. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Mayor Gaston informed the public of the location of the posted Open Meetings Act.

City Manager Person announced that due to the weather conditions, City Attorney Leef & Engineer Don Dye from M.C. Schaff & Associates would not be present at the meeting. However, both will be available via a conference call when needed.

Gay moved, Gallaway seconded "That Council Members Nienhueser & Arterburn be excused from this meeting." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

Gallaway moved, Gay seconded "That the minutes of the February 11, 2014 meeting be approved." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

Don Dye of M.C. Schaff & Associates, via conference call explained the State of Nebraska Construction Engineering Services Agreement for 10<sup>th</sup> Avenue - Illinois Street to Osage Street project URB6363(3). Gallaway moved, Gay seconded "That RESOLUTION NO. 20140205 approving the State of Nebraska Construction Engineering Services Agreement for 10<sup>th</sup> Avenue - Illinois Street to Osage Street project URB6363(3) be passed and approved." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

RESOLUTION NO. 20140205 CITY OF SIDNEY SIGNING OF A PROFESSIONAL CONSTRUCTION  
SERVICES AGREEMENT

**Whereas:** City of Sidney is developing a transportation project for which it intends to obtain Federal funds;

**Whereas:** City of Sidney as a sub-recipient of Federal-Aid funding is charged with the responsibility of expending said funds in accordance with Federal, State and local laws, rules, regulations, policies and guidelines applicable to the funding of the Federal-Aid project;

**Whereas:** City of Sidney and M.C. Schaff and Associates, Inc. wish to enter into a Professional Construction Engineering Services Agreement to provide construction engineering services for the Federal-Aid project.

**Be It Resolved:** by the City Council of the City of Sidney, Nebraska that: Wendall Gaston, Mayor of the City of Sidney, is hereby authorized to sign the attached construction engineering services agreement between the City of Sidney, Nebraska and M.C. Schaff and Associates, Inc. NDOR Project number: URB-6363(3) NDOR Control Number: 51456 NDOR Project Description: 10<sup>th</sup> Avenue, Hickory to Osage Adopted this 25<sup>th</sup> day of February, 2014 at Sidney, Nebraska.

Don Dye of M.C. Schaff & Associates, via conference call explained Change Order No. 1 for the Greenwood Road Box Culvert Project in Street Improvement District #59. Gay moved, Gallaway seconded "That Change Order No. 1 for the Greenwood Road Box Culvert Project in Street Improvement District #59 in the amount of \$24,760 be approved." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

City Manager Person reported that the Planning Commission's Final Report on the preliminary plat application of The Ranch was a recommendation for approval of same. Gay moved, Gallaway seconded "That RESOLUTION NO. 20140206 be passed and adopted." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

RESOLUTION NO. 20140206

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SIDNEY, NEBRASKA:

That the Planning Commission of the City of Sidney, Nebraska has submitted to the City Council of the City of Sidney, Nebraska, its recommendation of approval of the preliminary plat application of The Ranch for a 87.531 acre parcel of land situated in the East Half of Section 32 and the Northeast Quarter of Section 5, Township 14 North, Range 49 West of the Sixth Principal Meridian, in the City of Sidney, Cheyenne County, Nebraska; and

That the City Council of the City of Sidney, Nebraska, does hereby approve the foregoing preliminary plat.

City Manager Person explained Staples Golf's proposed change order addition to the Hillside Golf Course irrigation system project in the amount of \$19,528. In following the Hillside Golf Course Master Plan

adopted by the City Council a couple of years ago, the project planners would like the council to consider adopting a couple of improvements as part of the current ongoing irrigation improvement project as follows: 1. A pond alongside Hole #5 has been removed due to numerous issues with it and the Hillside staff would like to add an additional penalty area in the par 5 hole to compensate which would include the placement of two grass hollows. 2. Between Hole #7 and Hole #15 there are a row of older Cedar trees separating the two fairways. The trees have wind damage and are showing their age. To properly install the new irrigation system it would be ideal to not have to deal with the trees in placement of said irrigation system. Because this type of tree absorbs a lot of water, it is extremely difficult to grow grass near the tree row. This would, however, eliminate a potential penalty for an errant shot. In following the Master Plan, the addition of three grass hollows would not only add to the aesthetic value of the course's appearance, but eliminate a current eye sore. The change order would include removing of the trees. The Golf Committee that helped with the Master Plan are fully supportive of this change. Plans for replacement of other types of trees was discussed. Since there were two council members absent at this meeting, this item was tabled until the March 11, 2014 meeting.

Tom Von Seggern, Parks Superintendent, presented the bid that had been received on 2/18/14 for a Telehandler from Sandberg Implement of Gering, NE in the amount of \$67,661.00 less a trade-in allowance of \$26,000 for net cost of \$41,661. Gallaway moved, Gay seconded "That the bid for a Telehandler for the Parks Departments be awarded to Sandberg Implement in the amount of \$67,661.00 less a trade-in allowance of \$26,000 for net cost of \$41,661." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

Mike Palmer, Electric Superintendent, provided information re: engineering proposals for an Electric System Master Plan and Professional Engineering Services Contract. The recommended proposal was from Olsson Associates in a "not to exceed price" of \$64,872 as well as an on-call engineering services proposal. Their contract is being reviewed by City Attorney J. Leef. Gallaway moved, Gay seconded "That the engineering proposal for an Electric System Master Plan and Professional Engineering Services Contract be awarded to Olsson Associates contingent on the review and approval of the terms of the contract by City Attorney Leef." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

Mike Palmer, Electric Superintendent, provided additional information regarding the South Substation transformer that has been found to have a few issues that may affect its end of life cycle; ie., high side bushings with deteriorated power factor, LTC parts to be worn, and high levels of moisture and ethane gas. Upon Council's request, additional information on potential costs and options regarding these issues were discussed as follows: 1. Complete recommended maintenance at a cost of \$144,000. 2. Purchase and replacement of transformer with a rebuilt transformer at an estimated cost of \$300,000 to \$425,000. 3. Purchase and replacement with a new transformer with an estimated cost of \$500,000 to \$750,000. As part of the Master Plan interview process, this transformer problem was given to three of the electrical engineering firms. There were no definitive answers as each firm chooses to handle the issue differently. However, there was a consensus that the problem needs to be addressed soon and that the elevated gas levels are being caused by a hot spot. As this is a critical piece of equipment needed to serve a large amount of our customers, a decision needs to be made soon as to maintenance vs. replacement of the transformer. The old in-stock transformer was also discussed as to what to do with it. The economics of the three scenarios was also discussed. Consensus was that the problem needs to be fixed right the first time. Gay moved, Gallaway seconded "That staff be authorized to start working with the engineering firm on the design work and specifications for a new transformer as well as disposal of the other old transformers contingent on the approval of the engineering agreement with Olsson Associates." Roll call: All Yeas. Absent: Nienhueser and Arterburn.

City Manager's Report included recent and upcoming meetings and events. Thanks to all departments involved in the recent snow storm event.

Council Members Gallaway, Gay and Gaston all expressed their condolences to the Cabela family in their loss of Dick who Sidney will be forever indebted to for his commitment to our community. Mayor Gaston reported on some of the workshops he attended at the recent League Conference as well as Sirius Radio Channel 6 naming Sidney on February 19 as National City of the Day.

Council adjourned at 8:23 p.m.

/s/ WENDALL GASTON, MAYOR

ATTEST: /s/ G.F. ANTHONY, CITY CLERK







